



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 18, 2014
1405-PUD-06
Exhibit 1

Petition Number: 1405-PUD-06

Subject Site Address: 16201 Spring Mill Road & 150 W 161st Street

Petitioner: Kroger Limited Partnership by EMH&T (the “Petitioner”)

Request: Change in zoning of approximately 7.5+/- acres from the SF-3 District and CrossRoads Church PUD District to the Spring Mill Station NE Quadrant PUD District.

Current Zoning: CrossRoads Church PUD and SF-3 District

Current Land Use: Vacant & Commercial (existing Kroger Grocery Store and Fueling Center)

Approximate Acreage: 7.5+/- acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed PUD
4. Overall Concept Plan
5. Grocery Store Expansion Concept Plan
6. Fuel Center Expansion Concept Plan
7. Fuel Center Redevelopment Concept Plan

Staff Reviewer: Ryan Clark, AICP

Petition History

This petition was introduced at the July 14th, 2014 City Council meeting. The proposal received a public hearing at the August 4th, 2014 Advisory Plan Commission (the “APC”) meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition was held on August 4th, 2014 at the APC meeting.
- Notice of the August 4th, 2014 public hearing was provided in accordance with the APC Rules of Procedure.



- The recommendation from the APC to the City Council may be made at the August 18th, 2014 APC meeting.

Project Overview

Location

The subject properties are approximately 7.5+/- acres in size and are located on the northeast corner of 161st St. and Spring Mill Road (the "Property"). The Property consists of three separate areas including approximately 5 acres of the existing Kroger grocery store, approximately 1.5 acres of the CrossRoads Church PUD and approximately .75 acres of the of the existing Kroger Fuel Center on the northeast corner of 161st Street and Spring Mill Road (see "exhibit 4"). The Spring Mill Commons shopping center is not included in this rezoning request.

Project Description

Kroger Limited Partnership by EMH&T (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property to allow the following items:

1) Grocery Store Expansion:

Proposal to add an approximately 9,000 square foot addition to the north and 4,800 square foot addition to the south side of the existing Kroger Grocery store for a total of 80,320 square feet ("Exhibit 5"). The expansion would move the existing drive-thru from the south end to the north end of the building and also add an outdoor seating area and wall mural on the south end of the building along 161st Street.

2) Fuel Center Expansion:

Proposal to move the existing fuel center facility at the intersection of 161st Street and Spring Mill Road directly north to an existing vacant lot ("Exhibit 6"). The proposed new fueling center would include a 161 foot fueling canopy located along Spring Mill Road and a 1034 square foot convenience store ("the fueling center") building. Both the canopy and Fueling Center were designed to be architecturally compatible with the objectives of the Spring Mill Station Plan. The proposal also includes railroad themed bike stops along the multi-use trail along Spring Mill Road.

3) Fuel Center Redevelopment:

The existing fuel center is proposed to be redeveloped by demolishing the existing fuel center and replacing with twenty (20) additional parking spots and a new park amenity space at the intersection ("Exhibit 7"). The new park will include a brick paver pedestrian



crossing from the existing Starbucks facility to a circular brick paver plaza area. The plaza area will include built-in seating on the walls along the exterior of the plaza and a connection to the existing pedestrian trail along Spring Mill Road.

Spring Mill Station Task Group

The Petitioner has worked closely with the Spring Mill Station Task Group to meet the vision of the group as well as implement as many of the policy objectives from the Spring Mill Station Plan as possible.

Update since 8/04/14 Meeting

Signage:

The Petitioner has worked with staff to refine the signage plan to be consistent with the current Westfield-Washington Township Zoning Ordinance and clarify any additional items. The signs referencing "Spring Mill Station" would not be counted towards the overall signage allotment for the Property. Also, the "Spring Mill Station" sign on the Kroger Depot building would be permitted to be above roofline of the building as it is consistent with the thematic architecture recommended in the Spring Mill Station Plan.

Landscaping

Additional detail regarding tree plantings and plant heights has been added for the north buffer yard between the new Fuel Center and the Townhomes of Countryside to the north. Specific standards regarding the west buffer yard between the new Fuel Center and Spring Mill Road have been added.

Timing Fuel Center Demolition:

The PUD ordinance has been modified to include a timing section that states once the new Fuel Center begins operations, the old fueling center must cease operation.

Traffic Improvements

The PUD ordinance has been modified to include a new exhibit referencing the proposed traffic improvements (stop signs and pavement markings) to enhance traffic flow for both the existing shopping center and the proposed improvements.



Public Policy

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is located in the Spring Mill Station area, an addendum to the Westfield-Washington Township Comprehensive Plan. Retail, office, and services uses are listed as appropriate uses within the Spring Mill Station classification.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Spring Mill Road as a "Primary Arterial". The recommended right-of-way width for a Primary Arterial is 150 feet.

Water & Sewer System

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

- 1. The Comprehensive Plan.**
 - 2. Current conditions and the character of current structures and uses.**
 - 3. The most desirable use for which the land is adapted.**
 - 4. The conservation of property values throughout the jurisdiction.**
 - 5. Responsible growth and development.**
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Staff Comments

1. Staff recommends sending a positive recommendation to the City Council.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or rclark@westfield.in.gov.